



where 5,000 square feet is required in the RS-1-7 zone. It is a corner lot with no alley access. The existing residence observes a four-foot street side yard and is previously conforming as it was constructed in 1955, prior to the requirement for a street side yard setback. Imposition of a 10-foot street side yard setback along Marine Street would reduce the structure to a maximum width of 11 feet given the additional requirement for a 4-foot interior side yard, rendering the structure less functional and usable with respect to room sizes. Additionally, a reduction to the street side yard setback will facilitate compliance with structural building code requirements such as those necessary for toilet space minimum clearances and minimum sized hallway widths. Therefore, given the substandard lot dimension and area, the lack of alley access and the placement of the existing buildings, strict application of the 10-foot street side yard setback would deprive the applicant of reasonable use of the land. The development will not adversely affect the land use plan and the project does not propose other deviations. Please reference the draft Findings of Fact for a detailed analysis of the Variance request for your consideration (Attachment 5).

CONCLUSION:

The proposed project complies with the relevant development regulations, standards, and policies in effect for the project site per the La Jolla Community Plan and Local Coastal Program and all other City regulations, policies, guidelines, design standards and adopted land use plans applicable to this site. Staff has determined that the required findings can be supported and recommends that the Hearing Officer approve the project.

ALTERNATIVES:

1. **Approve** Variance No. 993713, with modifications.
2. **Deny** Variance No. 993713, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
Morris Dye, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions

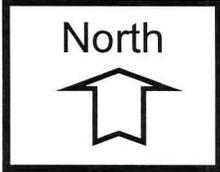
7. Community Planning Group Recommendation
8. Environmental Exemption
9. Project Site Plans



Project Site



**Aerial Photo**  
**PHAM RESIDENCE - 7411 OLIVETAS AVENUE**





**Project Site**  
7411 Olivetas Avenue



Map ONE

# La Jolla

## Existing Conditions

### Land Use

**Legend**

- Single Family Residential
- Multi-Family Residential
- Group Quarters
- Middle Income Park
- Community, Visitor Commercial
- Industrial, Warehouse/Storage
- Community Offices, Financial/Business
- Institution
- Military Use
- Schools
- Park, Open Space, Recreation, YMO
- Private Recreation
- Undeveloped

**Single Family** - single family detached housing units, on lots smaller than 1 acre.

**Multi-Family** - attached housing units, town or apartment complexes, including duplexes, triplexes, quadruplexes, and townhomes, and commercial apartments, and 20-25 or more City Group Quarters. Includes dormitories, condominiums or residential townhomes associated with or under a multi-unit facility, nursing homes, and family homes.

**Community** - includes, necessarily, neighborhood, and specialty shopping centers, office buildings, hotels, centers, and the principal religious, trade, and service retail units that may include restaurants in a residential setting of commercial, or residential uses related to commercial establishments. Includes Commercial Entertainment uses such as Freeway Club, Casino and IMAX.

**Industrial** - heavy industry, light industry, which includes industrial parks - includes National Green Building Center. Light and medium-weight manufacturing, repair shops or related to other areas, which include manufacturing uses such as engine, furniture, paper, rubber, metal, tool, and glass, as well as light industrial uses such as repair shops and recycling centers. Includes public storage - usually large buildings in retail areas, freeways, parking or any commercial areas.

**Community and Financial/Business** - TV and radio broadcasting stations, major business, educational, public gathering places, major multi-story business buildings and office parking lots, Federal Center buildings.

**Institution** - hospitals, churches, libraries, post offices, police and law stations, and other public services, schools, medical facilities, museums, art galleries, social service agencies, business centers, and hospital care.

**Schools** - includes public and private schools, colleges, and universities.

**Park** - Commercial parks as well as urban areas with water recreation, can or open fields, fishing, swimming, tennis or baseball courts, basketball courts, soccer fields, or equestrian. Includes golf courses, tennis clubs, and other recreational areas.

**Park, Open Space, Recreation, YMO** - includes all uses which are related to other parks.

**Private Recreation** - includes health spas, recreation, parks, tennis courts, and other uses and structures in this residential development of a separate parcel. Also includes Clubhouses.

**Undeveloped** - includes undeveloped and natural resources, lands set aside for agriculture, and parks with limited development uses.

**Unlabeled** - Various land uses which are not included in this legend. Unlabeled lands are shown as open space, unimproved land, undeveloped or open space and a part of an undeveloped parcel or parcel.

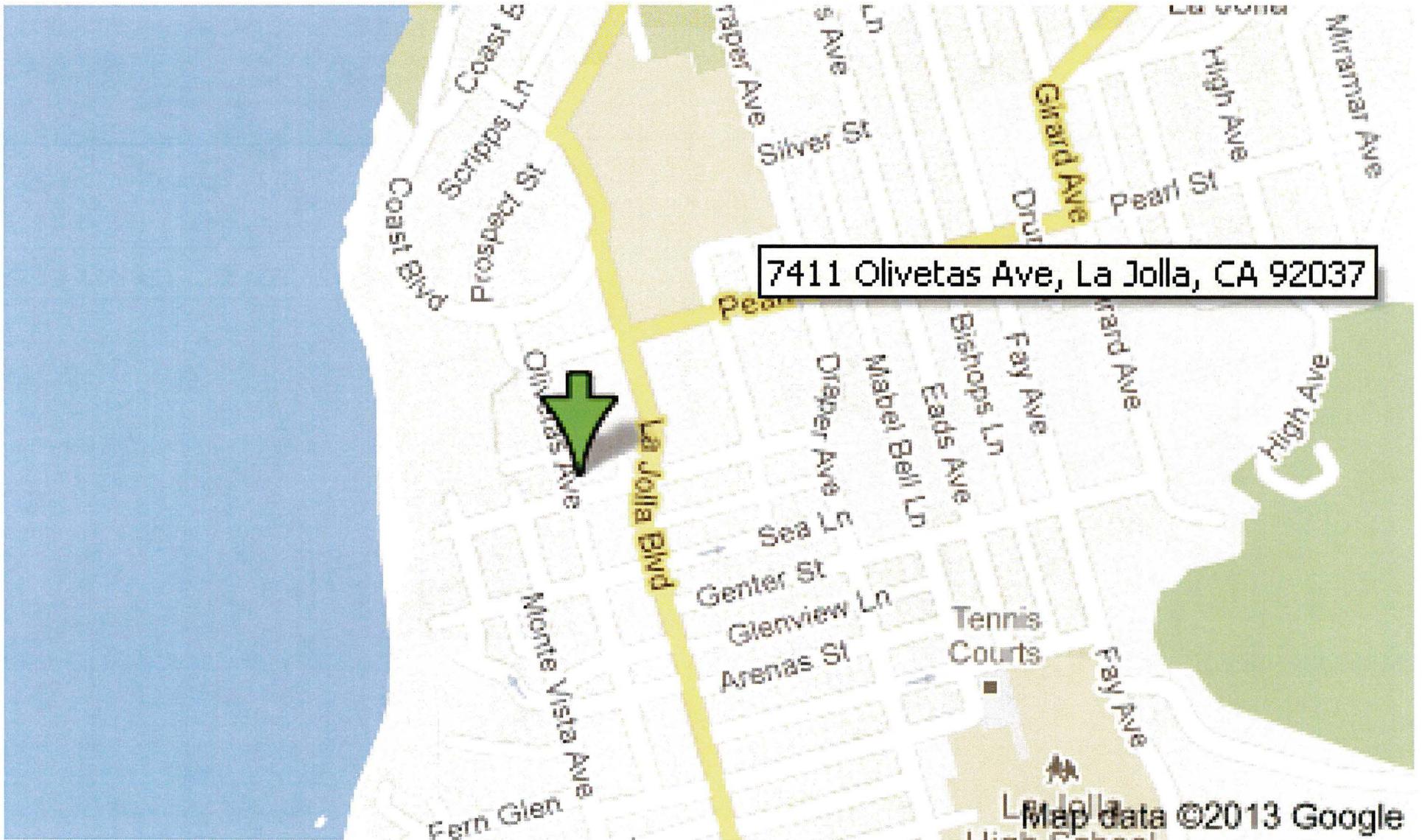
All land use designations may not be used in the area depicted on this map.  
Land uses are subject to parcels. The land use which governs the highest average daily flow is the dominant land use parcel.



City of San Diego  
Planning Department  
April 1, 2004

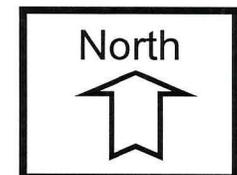
Map data is derived from the City of San Diego's GIS database. The City of San Diego is not responsible for any errors or omissions in this map. The City of San Diego is not responsible for any damages or losses resulting from the use of this map. The City of San Diego is not responsible for any damages or losses resulting from the use of this map. The City of San Diego is not responsible for any damages or losses resulting from the use of this map.

Attachment 2  
Community Plan Land Use Map



## Project Location Map

Pham Residence— 7411 Olivetas Avenue  
PROJECT NO. 282449



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Pham Residence	
<b>PROJECT DESCRIPTION:</b>	Demolition of a garage and the construction of 1 <sup>st</sup> and 2 <sup>nd</sup> story additions to an existing 1,387 sf single story residence.	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Process Three Variance	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low-Density Residential (5-9 du/ac)	
<b><u>CURRENT ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RS-1-7 <b>HEIGHT LIMIT:</b> max = 30 feet <b>LOT SIZE:</b> min = 5,000 sf <b>FLOOR AREA RATIO:</b> max = 0.70 <b>FRONT SETBACK:</b> 15' min <b>SIDE SETBACK:</b> 4' min <b>STREETSIDE SETBACK:</b> 10' <b>REAR SETBACK:</b> 13' <b>PARKING:</b> 2 required		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Low-Density Residential (5-9 du/ac); RS-1-7	Single-family Res
<b>SOUTH:</b>	Low-Density Residential (5-9 du/ac); RS-1-7	Single-family Res
<b>EAST:</b>	Low-Density Residential (5-9 du/ac); RS-1-7	Single-family Res
<b>WEST:</b>	Low-Density Residential (5-9 du/ac); RS-1-7	Single-family Res
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Variance to allow a 4-foot street side setback where a 10-foot setback is required.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	Approve	

HEARING OFFICER - RESOLUTION NO.  
VARIANCE NO. 993713  
PHAM RESIDENCE – PROJECT NO. 282249

WHEREAS, CHIEU L. PHAM, Owner, and Permittee, filed an application with the City of San Diego for a permit to first and second story additions to an existing one-story single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 993713), on portions of a 2,509-square-foot lot;

WHEREAS, the project site is located at 7411 Olivetas Avenue in the RS-1-7 Zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 area), the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone of the La Jolla Community Planning area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map 6409;

WHEREAS, on April 10, 2013, the Hearing Officer of the City of San Diego considered Variance No. 993713 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 11, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated April 10, 2013:

FINDINGS:

Variance - Section 126.0805

1. **THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS APPLYING TO THE LAND OR PREMISES FOR WHICH THE VARIANCE IS SOUGHT THAT ARE PECULIAR TO THE LAND OR PREMISES AND DO NOT APPLY GENERALLY TO THE LAND OR PREMISES IN THE NEIGHBORHOOD, AND THESE CONDITIONS HAVE NOT RESULTED FROM ANY ACT OF THE APPLICANT AFTER THE ADOPTION OF THE APPLICABLE ZONE REGULATIONS.**

The proposed project is the construction of first and second story additions to an existing one-story residence resulting in a 1,754-square-foot, two-story structure and attached 2-car carport. The property contains unusual circumstances in that it is substandard in both lot dimension and

lot area, having 25 feet of frontage where 55 feet is required and 2,509 square feet of lot area where 5,000 square feet is required in the RS-1-7 zone. It is a corner lot, located at the northeast intersection of Olivetas Avenue and Marine Streets with no alley access. The existing residence observes a four-foot street side yard and is previously conforming as it was constructed in 1955, prior to the requirement for a street side yard setback. These special circumstances do not generally apply to neighborhood and have not resulted from any of the applicant after the adoption of the applicable zone regulations.

2. **THE CIRCUMSTANCES OR CONDITIONS ARE SUCH THAT THE STRICT APPLICATION OF THE REGULATIONS OF THE LAND DEVELOPMENT CODE WOULD DEPRIVE THE APPLICANT OF REASONABLE USE OF THE LAND OR PREMISES AND THE VARIANCE GRANTED BY THE CITY IS THE MINIMUM VARIANCE THAT WILL PERMIT THE REASONABLE USE OF THE LAND OR PREMISES.**

The proposed project is the construction of first and second story additions to an existing one-story residence resulting in a 1,754-square-foot, two-story structure and attached 2-car carport. The property contains unusual circumstances it that it is substandard in both lot dimension and lot area, having 25 feet of frontage where 55 feet is required and 2,509 square feet in lot area where 5,000 square feet is required in the RS-1-7 zone. It is a corner lot, located at the northeast intersection of Olivetas Avenue and Marine Streets with no alley access. The existing residence observes a four-foot street side yard and is previously conforming as it was constructed in 1955, prior to the requirement for a street side yard setback. Imposition of a 10-foot street side yard setback along Marine Street would reduce the structure to a maximum width of 11 feet given the additional requirement for a 4-foot interior side yard, rendering the structure less functional and usable with respect to room sizes. Additionally, a reduction to the street side yard setback will facilitate compliance with the California Residential code and the California Plumbing Code requirements such as those necessary for minimum room dimensions, minimum toilet clearances and minimum sized hallway widths for a two story residence.

Two examples to illustrate these code requirements:

Example Number 1: An 11 feet wide space with a hallway and a bedroom there would be three walls (two exterior and one interior) at five niches minimum in width and a three feet minimum wide hallway pursuant to California Residential Code section R311.6 leaving 6 feet nine niches for the bedroom. The CRC (California Residential Code) section R304.3 requires all rooms to be at least seven feet minimum in width. Furthermore, for a bedroom to function as such, with a standard size bed, 54 inches by 75 inches, three feet minimum access each side of the bed, a 24 inch deep wall closet with a five inch interior wall, would require a width of 13 feet. Add in the hallway and exterior walls to the bedroom totals minimum building width of 17 feet.

Example Number 2: An 11 feet wide space with a bathroom and a bedroom there would be three walls (two exterior and one interior) at five inches minimum in width. The bathroom would be required to be five feet wide for three issues. The first issue, access, using a standard 30 inch wide door with three inches each side for proper hardware clearances adjacent to a standard 24 inch deep vanity with sink totals five feet. The second issue, toilet clearances, a standard toilet with installation clearances and CPC (California Plumbing Code) clearances pursuant to section 407.5, requires 24 inches clear in front of the toilet will require four feet 10 inches minimum, with inches of remaining for the five feet wide bathroom. The third issue, the tub/shower unit.

Standard tub/shower units require five feet clear. The remaining space for the bedroom allows for a standard bed, 54 inches by 75 inches, with three feet circulation each side of the bed for a total required bedroom and bathroom of 17 feet.

Several nearby properties in the same zone do not have these special circumstances (i.e. substandard lot sizes and dimensions) and are therefore, able to construct two or three stories to capture their allowable floor area ratio. Since applying the required setbacks would preclude the project from building a second story, the variance request allows the project to utilize their allowable FAR, which would otherwise be limited to what currently exists on the property.

Therefore, given the substandard lot dimension and area, the lack of alley access and the placement of the existing buildings, strict application of the 10-foot street side yard setback would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

3. **THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE REGULATIONS AND WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE.**

The proposed project is the construction of first and second story additions to an existing one-story residence resulting in a 1,754-square-foot, two-story structure and attached 2-car carport. The purpose and intent of the Variance process is to provide relief for cases in which, because of special circumstances applicable to the property including size, shape, topography, location, or surroundings, the strict application of the development regulations would deprive the property of privileges enjoyed by other property in the vicinity and under the same land use designation and zone. The site contains unusual circumstances which result in a deprivation in the use of the land and the building as described above in Variance Findings 1 and 2. The Variance will facilitate the construction of a 2-car carport, in compliance with the current regulations, where currently a one parking space is provided within an attached garage. The applicant provided documentation which establishes that several developments within the immediate vicinity encroach into the street side setbacks as allowed by discretionary actions, or due to their previously conforming status. A reduced street side yard setback has been established in the neighborhood. The project complies with all other applicable regulations of the underlying zone. The purpose and intent of the setback regulations is to provide of light and air to developments and adjacent properties, as well as to provide for exterior usable space.

The project was determined to be exempt from environmental review pursuant to the California Environmental Quality Act Section 15301 (Existing Facilities). The proposed development meets the purpose and intent of the Variance regulations, will provide off-street parking to current standards, is consistent with all other development regulations and the recommendations of the community plan. The development will emulate the established pattern of the development in terms of bulk, scale and character which includes one and two story residences several of which encroach into the street side yard setback. Therefore, the granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

4. **THE GRANTING OF THE VARIANCE WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN. IF THE VARIANCE IS BEING SOUGHT IN**

**CONJUNCTION WITH ANY PROPOSED COASTAL DEVELOPMENT, THE REQUIRED FINDING SHALL SPECIFY THAT GRANTING OF THE VARIANCE CONFORMS WITH, AND IS ADEQUATE TO CARRY OUT, THE PROVISIONS OF THE CERTIFIED LAND USE PLAN.**

The proposed project is the construction of first and second story additions to an existing one-story residence resulting in a 1,754-square-foot, two-story structure and attached 2-car carport. The La Jolla Community Plan does not address Variances. The La Jolla Community Plan designates the site as Low Density Residential Use (5-9 du/acre) and the remodel of the existing residence is consistent with this designation. The community plan identifies Marine Street as a road from which a coastal body of water can be seen. The site is located approximately 3 blocks from the Pacific Ocean. The proposed development will be constructed entirely within private property and provides offsets at the second story. The structure will not impact existing public views along Marine Street to the ocean. The proposed development will be constructed entirely within private property and provides offsets at the second story. The structure will not impact existing public views along Marine Street to the ocean. Therefore, the granting of the variance will not adversely affect the applicable land use plan.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Variance No. 993713 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.993713, a copy of which is attached hereto and made a part hereof.

---

MORRIS DYE  
Development Project Manager  
Development Services

Adopted on: April 10, 2013

Job Order No. 24002704

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002704

**PHAM RESIDENCE – PROJECT NO. 282249**  
**VARIANCE NO. 993713**  
**HEARING OFFICER**

This Variance No. 993713 is granted by the Hearing Officer of the City of San Diego to CHIEU L. PHAM, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0801. The 2,509 square-foot site is located at 7411 Olivetas Avenue in the RS-1-7 Zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 area), the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone of the La Jolla Community Planning area. The project site is legally described as Parcel 1 of Parcel Map No. 6409.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct first and second story additions to an existing one-story single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 6, 2013, on file in the Development Services Department.

The project shall include:

- a. First and second story additions to an existing one-story residence, resulting in a two-story, 1,754-square-foot residence and attached carport;
- b. Variance to observe a 4-foot street side yard setback where 10 feet is required;
- b. Off-street parking;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality

Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [ENTER DATE including the appeal time].
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

**ENGINEERING REQUIREMENTS:**

11. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards, satisfactory to the City Engineer.

**PLANNING/DESIGN REQUIREMENTS:**

12. Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

13. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

14. The carport shall be constructed and maintained with at least two elevations of the element that are at least 75 percent completely open.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 6, 2013 and Resolution Number [Approved Resolution Number].

ATTACHMENT 6

Permit Type/PTS Approval No.: Variance 993713  
Date of Approval: April 10, 2013.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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MORRIS DYE  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**[NAME OF COMPANY]**

Owner/Permittee

By \_\_\_\_\_

CHIEU L. PHAM

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**



P.O. BOX 889  
• LA JOLLA •  
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900  
<http://www.LaJollaCPA.org> Email: [Info@LaJollaCPA.org](mailto:Info@LaJollaCPA.org)

**Regular Meeting – 07 March 2013**

**Attention:** Sandra Teasley, PM  
City of San Diego

**Project:** Pham Residence  
7411 Olivetas Street  
PN: 282249

**Motion:** Findings can be made for a Variance to reduce the required street sideyard setback from 10ft to 4 ft for a 855 sq ft addition to an existing single family residence at 7411 Olivetas St.,

**Vote:** 8-6-2

07 Mar 2013

**Submitted by:** Tony Crisafi, President  
La Jolla CPA

**Date**

NOTICE OF EXEMPTION

(Check one or both)

TO:  RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: 282249

PROJECT TITLE: Pham Residence

PROJECT LOCATION-SPECIFIC: The project is located at 7411 Olivetas Avenue La Jolla, CA 92037 within the La Jolla Community Planning Area.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project is requesting a variance to reduce the required street sideyard setback for the remodel of an existing 1,147 square-foot single family residence located on a 0.05 acre site. The project would demolish portions of the first floor and garage and would construct an 855 square-foot second floor addition. After the demolition and new construction of the second floor addition the house would total 1,754 square-feet.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Chieu L. Pham, 7411 Olivetas Avenue La Jolla California 92037 (408) 390-7228.

EXEMPT STATUS: (CHECK ONE)

- ( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
(X) CATEGORICAL EXEMPTIONS: SECTION 15301 (EXISTING FACILITIES)
( ) STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for the addition of up to 10,000 square-feet in areas where all public services and facilities are available and where the project would not be located on a site containing sensitive resources. Since the project is located in an area where public services exist and is devoid of sensitive resources the project qualifies to be categorical exempt from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFF SZYMANSKI

TELEPHONE: (619) 446-5324

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
( ) YES ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Handwritten signature and title: JEFF SZYMANSKI SENIOR PLANNER

December 11, 2012
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SCHEMATIC DESIGN	04/24/2012
VARIANCE SUBMITTAL	05/16/2012
VARIANCE FULL	08/05/2012
VARIANCE RESUBMIT	10/23/2012
LA JOLLA DPR REVIEW	01/08/2013
LA JOLLA DPR REVIEW	01/15/2013
HEARING	01/29/2013

**STORM WATER NOTES:**

- A SILT FENCE
- B SAND BAGS
- C CONSTRUCTION DELIVERY AREA. TRUCK WILL NOT BE ALLOWED INSIDE THE LOT, ONLY ON MARINE STREET AND OLIVETAS STREET.
- D CONCRETE DRIVEWAY
- E STABILIZED CONSTRUCTION ENTRANCE

**SPECIAL CONDITIONS:**

- a. NO CONSTRUCTION STAGING OR STORAGE SHALL OCCUR ON THE EXISTING PUBLIC RIGHT-OF-WAY, AND CONSTRUCTION ACTIVITIES SHALL NOT IMPEDE OR BLOCK ACCESS TO THE SHORELINE OR NEIGHBORING HOUSES IN ANY WAY.
- b. IF, DURING CONSTRUCTION, IT IS DETERMINED THAT ANY OF THE EXTERIOR WALLS NEED TO BE DEMOLISHED (BEYOND THOSE PERMITTED HEREIN), DUE TO THE DETERIORATED CONDITION OF THE WALLS (TERMITES, WOOD ROT, ETC.), THE APPLICANT SHALL IMMEDIATELY CONTACT THE EXECUTIVE DIRECTOR TO DETERMINE IF A COASTAL DEVELOPMENT PERMIT OR AN AMENDMENT TO THIS PERMIT IS NECESSARY.

THE PERMITEES SHALL UNDERTAKE THE DEVELOPMENT IN ACCORDANCE WITH THE APPROVED PLANS. ANY PROPOSED CHANGES TO THE PLANS SHALL BE REPORTED TO THE EXECUTIVE DIRECTOR. NO CHANGES TO THE PLANS SHALL OCCUR WITHOUT A COASTAL COMMISSION APPROVED AMENDMENT TO THIS COASTAL DEVELOPMENT PERMIT UNLESS THE EXECUTIVE DIRECTOR DETERMINES THAT NO AMENDMENT IS LEGALLY REQUIRED.

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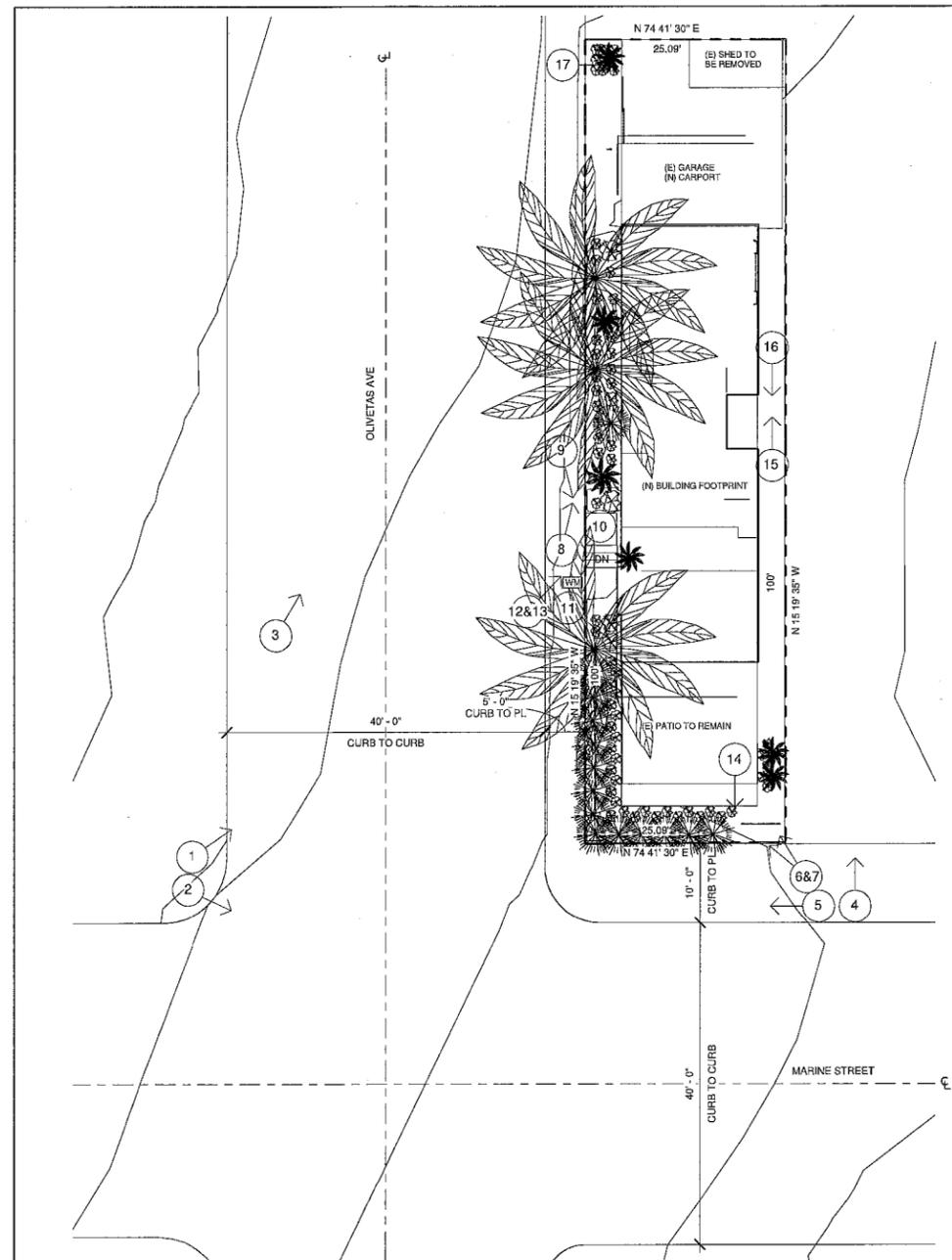
THE PERMITEES SHALL UNDERTAKE THE DEVELOPMENT IN ACCORDANCE WITH THE APPROVED PLANS. ANY PROPOSED CHANGES TO THE PLANS SHALL BE REPORTED TO THE EXECUTIVE DIRECTOR. NO CHANGES TO THE PLANS SHALL OCCUR WITHOUT A COASTAL COMMISSION APPROVED AMENDMENT TO THIS COASTAL DEVELOPMENT PERMIT UNLESS THE EXECUTIVE DIRECTOR DETERMINES THAT NO AMENDMENT IS LEGALLY REQUIRED.

**ADDITION & REMODEL FOR MR. & MRS. PHAM**

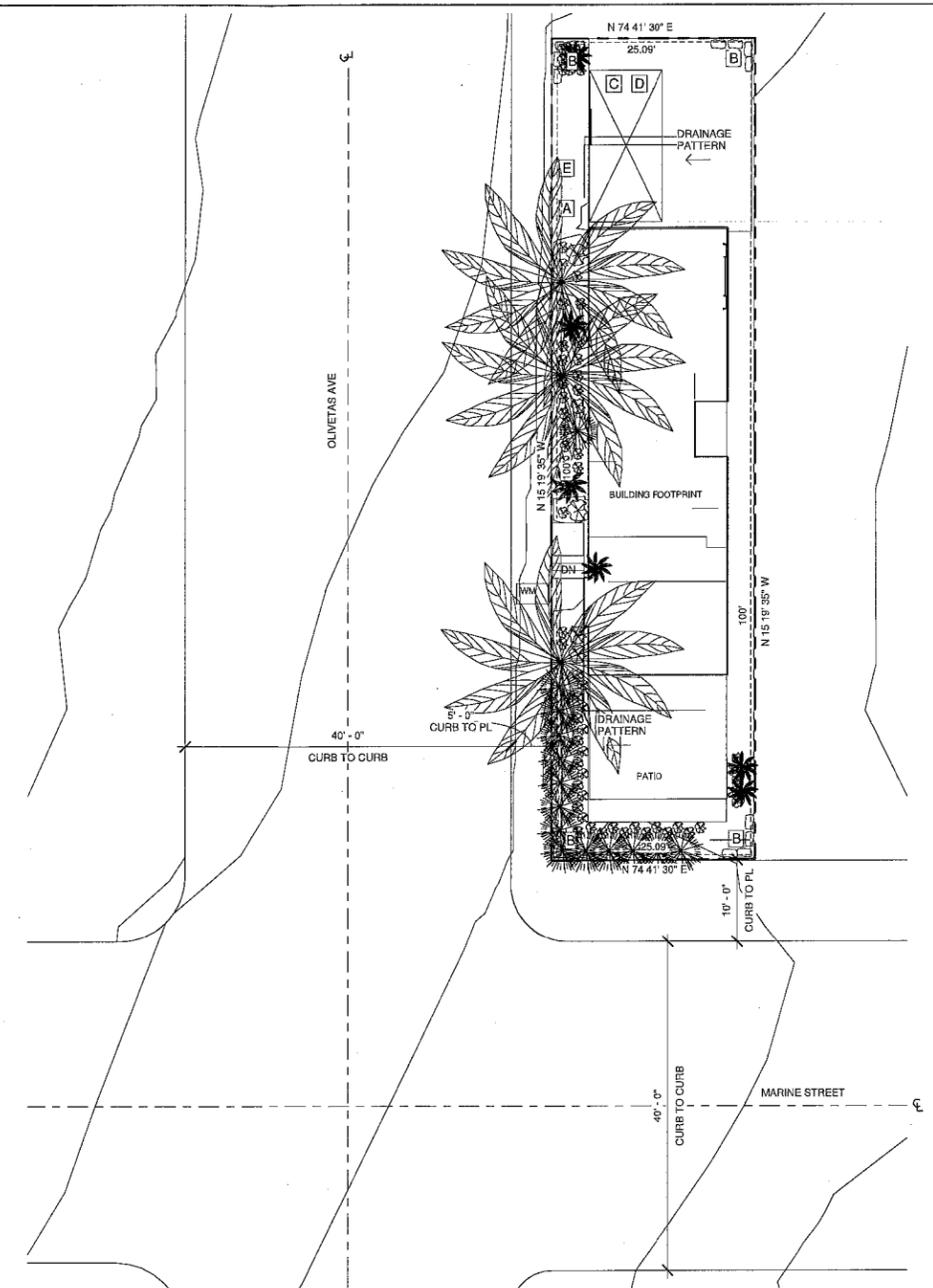


**MARK MITCHELL**  
ARCHITECTURE AND PLANNING  
4747 MISSION BLVD., SUITE # 6, SAN DIEGO, CA 92109 (65A) 274-5970

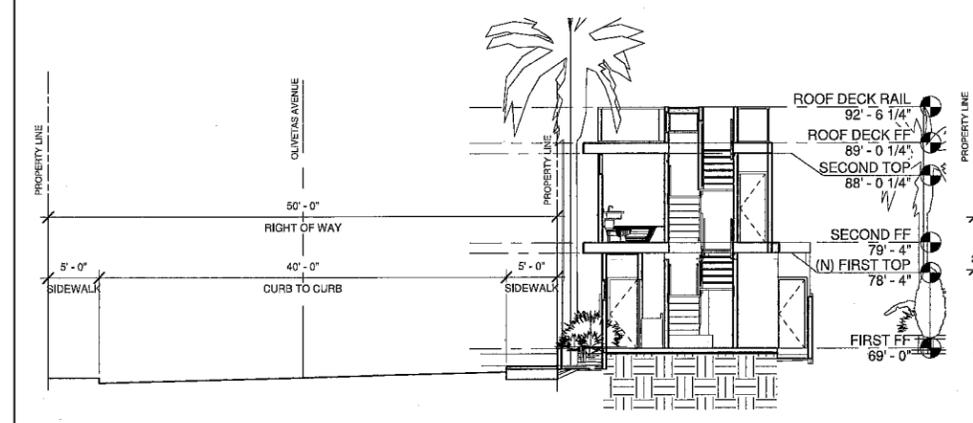
DRAWING	WPOP & PHOTO SURVEY KEY
SCALE:	As Indicated
DRAWN:	HL
JOB:	
SHEET	2
<b>A1.1</b>	
OF	7 SHEETS



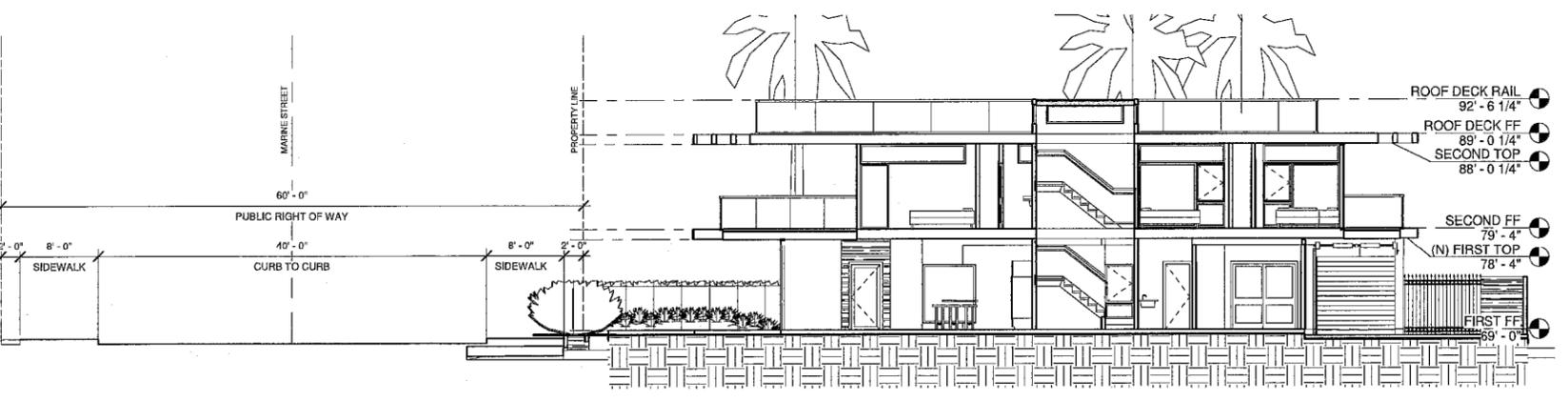
2 PHOTOGRAPHIC SURVEY  
1" = 10'-0"



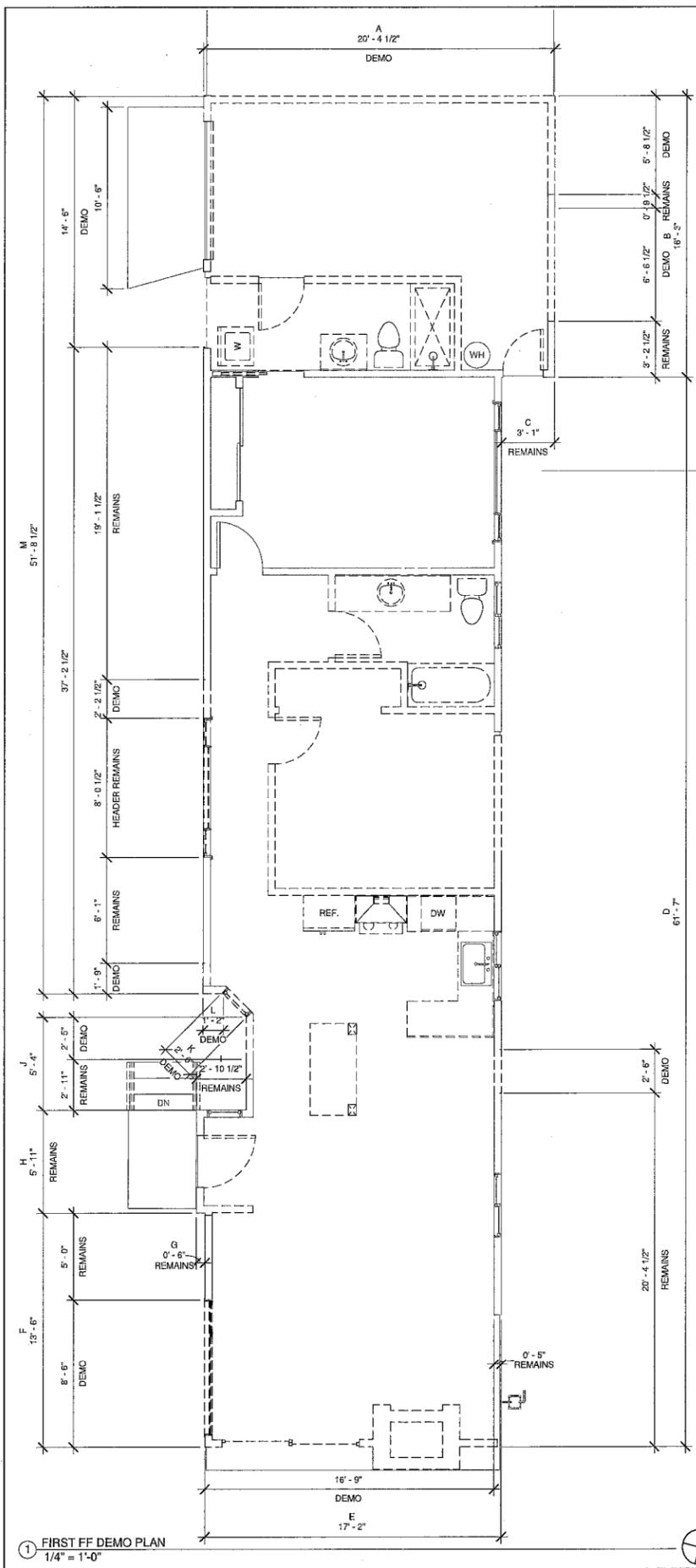
1 WATER POLLUTION CONTROL PLAN  
1" = 10'-0"



4 OLIVETAS AVENUE SECTION  
1/8" = 1'-0"

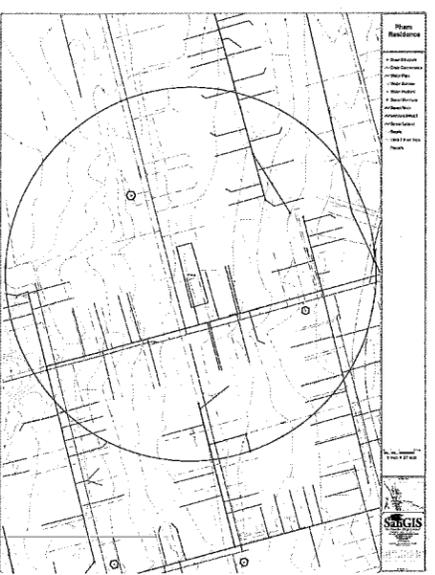


3 MARINE STREET SECTION  
1/8" = 1'-0"



**EXISTING WALL TABULATION:**

SYM	EXISTING	REMAINING
A	20'-4 1/2"	0"
B	16'-3"	4'-0"
C	3'-1"	3'-1"
D	61'-7"	51'-1"
E	17'-2"	5'-0"
F	13'-5 3/4"	5'-0"
G	6"	6"
H	5'-11"	5'-11"
I	2'-10 1/2"	2'-10 1/2"
J	5'-4"	2'-11"
K	2'-0"	0"
L	1'-2"	0"
M	51'-8 3/4"	33'-3"
TOTAL	201'-6 1/2"	109'-1/2"
PERCENTAGE REMAINING		54.1%



**FIRE HYDRANTS**

**STORM WATER QUALITY NOTES CONSTRUCTION BMP'S**

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER No. 2001-01 NPDES No. CASD10875 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

- NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S:
1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
  2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOILS MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
  3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
  4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
  5. ALL SLOPES THAT ARE GREATER OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
  6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

MINIMIZE SOIL COMPACTION IN LANDSCAPE AREAS. PER THE CITY OF SAN DIEGO STANDARD LOW IMPACT DEVELOPMENT (LID) SITE DESIGN BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS: PRIOR TO LANDSCAPE INSTALLATION IN AREAS DISTURBED DUE TO CONSTRUCTION AND WHERE LANDSCAPING WILL BE PLACED, THE SUBSOILS BELOW THE TOP LAYER SHALL BE SCARIFIED AT LEAST 6 INCHES. IF THE UPPER LAYERS OF TOPSOIL EXIST OR IS IMPORTED, INCORPORATE THE UPPER OR TOPSOIL MATERIAL TO AVOID STRATIFIED LAYERS.

THIS PROJECT DOES NOT REQUIRE A GRADING PERMIT PER SECTION 129.0603 (a) IN THE SAN DIEGO MUNICIPAL CODE WHICH GRANTS AN EXEMPTION FOR "EXCAVATION BELOW FINISHED GRADE FOR THE BASEMENT OR FOOTING OF A BUILDING." NO GRADING BEYOND THAT NEEDED TO REINFORCE THE FOOTINGS WILL BE REQUIRED FOR THIS PROJECT.

THE PROPOSED ROOF IS WITHIN THE FOOTPRINT OF THE EXISTING ROOF. THERE WILL BE NO INCREASE IN THE IMPERVIOUS SURFACE AREA IN THIS PROJECT.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

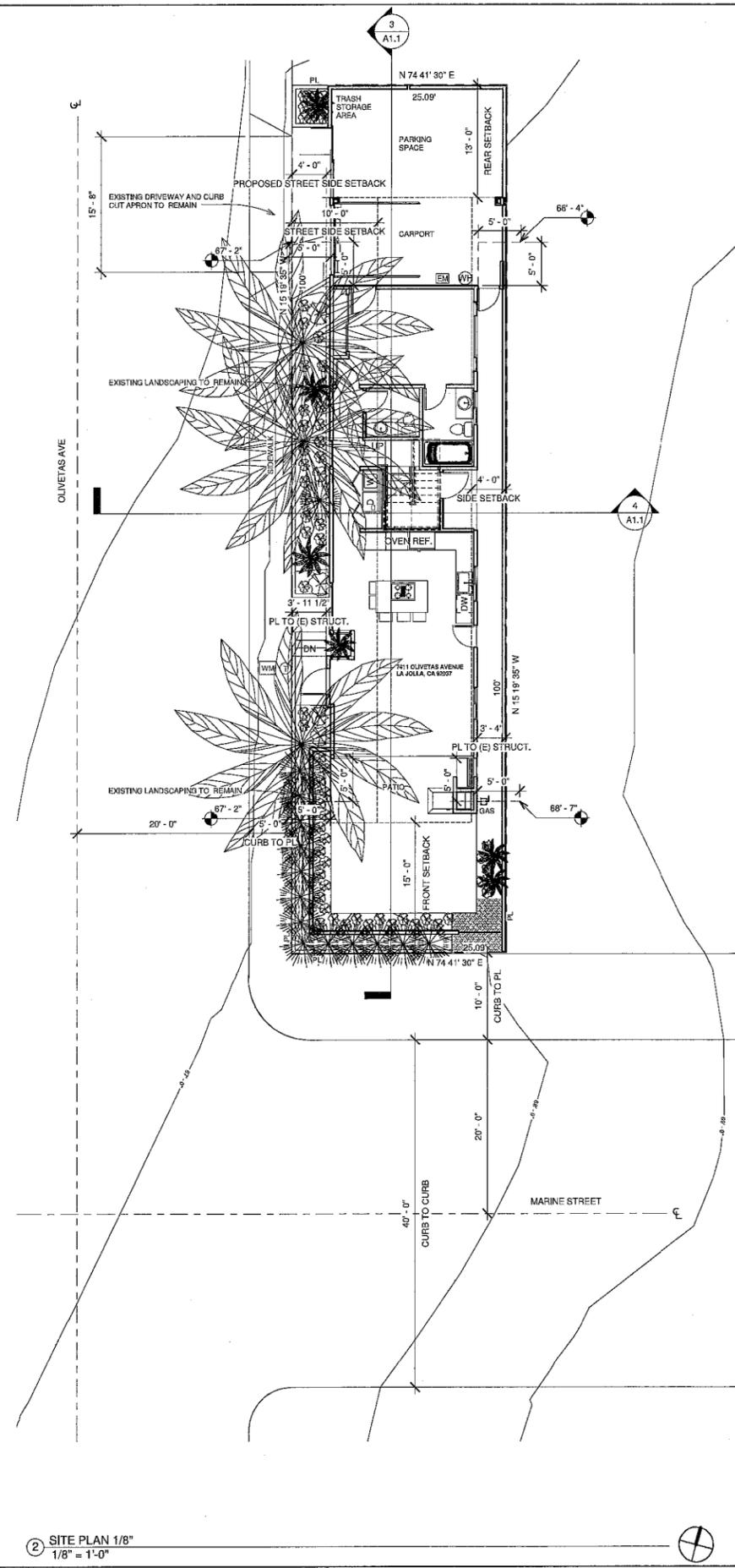
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.

Topographic Information based on 1999 2' topographic map provided by SanGIS:  
 San Diego Geographic Information Source  
 9201 Ruffin Road, Suite E  
 San Diego, CA 92123  
 658.874.7000  
 www.sanGIS.org

THE SITE TOPOGRAPHIC ELEVATIONS CORRESPOND WITH CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, LOCATED AT MANA DRIVE AND HILL STREET. IT IS A NAD83 ELEVATION EQUALS 248.81 MSL AS SHOWN ON CITY OF SAN DIEGO IMPROVEMENT PLANS DWG# 28889, SHEET 21-D, DATED 12-05-01.

NOTE:  
 PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).  
 CONTRACTOR TO VERIFY SIZE AND LOCATION OF AREA DRAINS.



1 FIRST FF DEMO PLAN  
1/4" = 1'-0"

2 SITE PLAN 1/8"  
1/8" = 1'-0"

SCHEMATIC DESIGN	04/24/2012
VARIANCE SUBMITTAL	05/16/2012
VARIANCE FULL	06/05/2012
VARIANCE RESUBMIT	10/23/2012
LA JOLLA DPR REVIEW	01/09/2013
LA JOLLA DPR REVIEW	01/15/2013
HEARING	01/29/2013

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 4747 MISSION BLVD., SUITE # 6, SAN DIEGO, CA 92109 (656) 274-5970

DRAWING	SITE & DEMO PLANS
SCALE:	As indicated
DRAWN:	HL
JOB:	
SHEET	3
<b>A2.1</b>	
OF	7 SHEETS



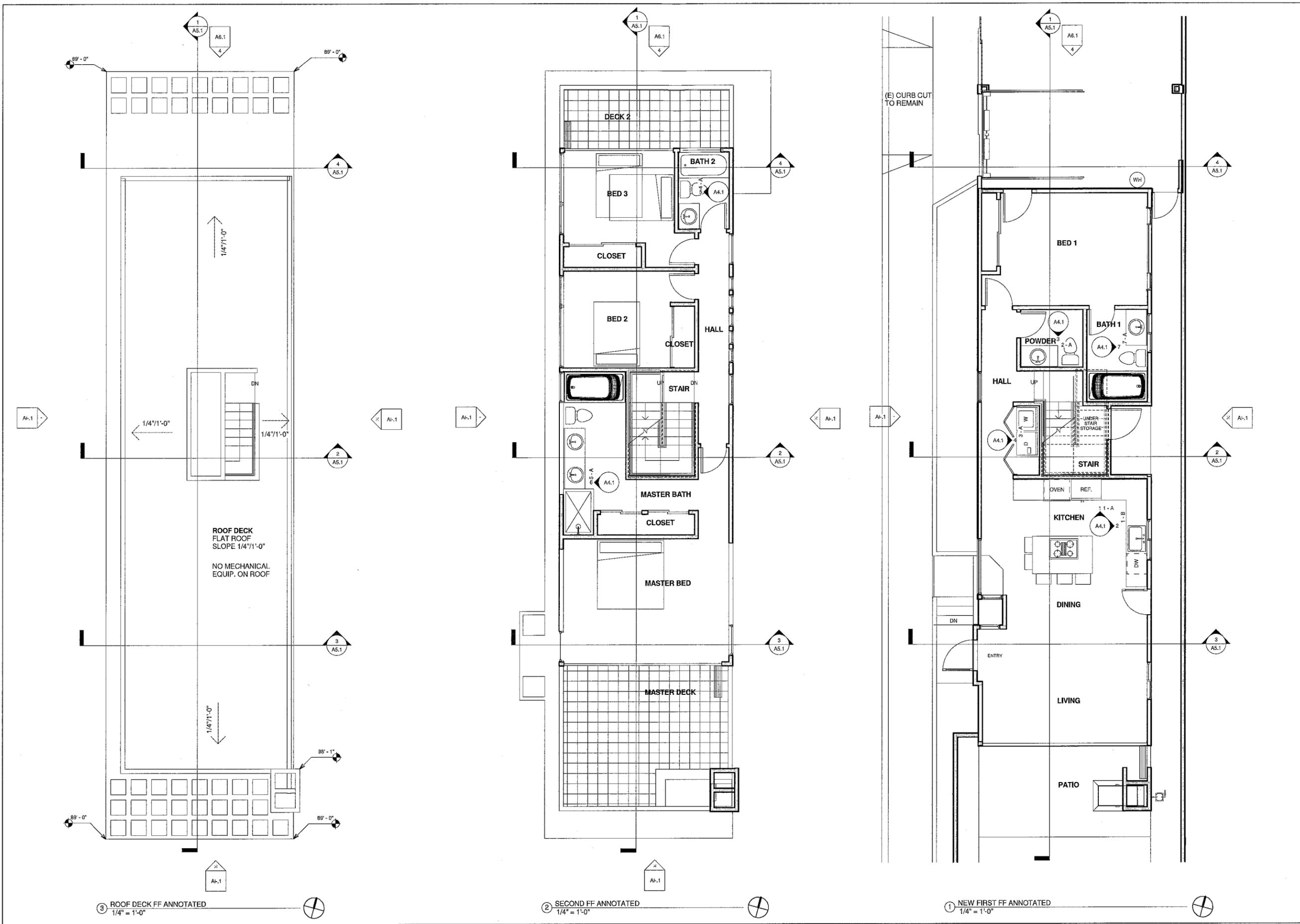
SCHEMATIC DESIGN	04/24/2012
VARIANCE SUBMITTAL	05/12/2012
VARIANCE FULL	06/05/2012
VARIANCE RESUBMIT	10/23/2012
LA JOLLA DPR REVIEW	01/08/2013
LA JOLLA DPR REVIEW	01/15/2013
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**ADDITION & REMODEL FOR  
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**MARK MITCHELL**  
ARCHITECTURE AND PLANNING  
4747 MISSION BLVD., SUITE # 6, SAN DIEGO, CA 92109 (656) 274-5973

DRAWING	FLOOR PLANS ANNOTATED
SCALE:	1/4" = 1'-0"
DRAWN:	HL
JOB:	
SHEET	5
<b>A3.2</b>	OF 7 SHEETS



③ ROOF DECK FF ANNOTATED  
1/4" = 1'-0"

② SECOND FF ANNOTATED  
1/4" = 1'-0"

① NEW FIRST FF ANNOTATED  
1/4" = 1'-0"

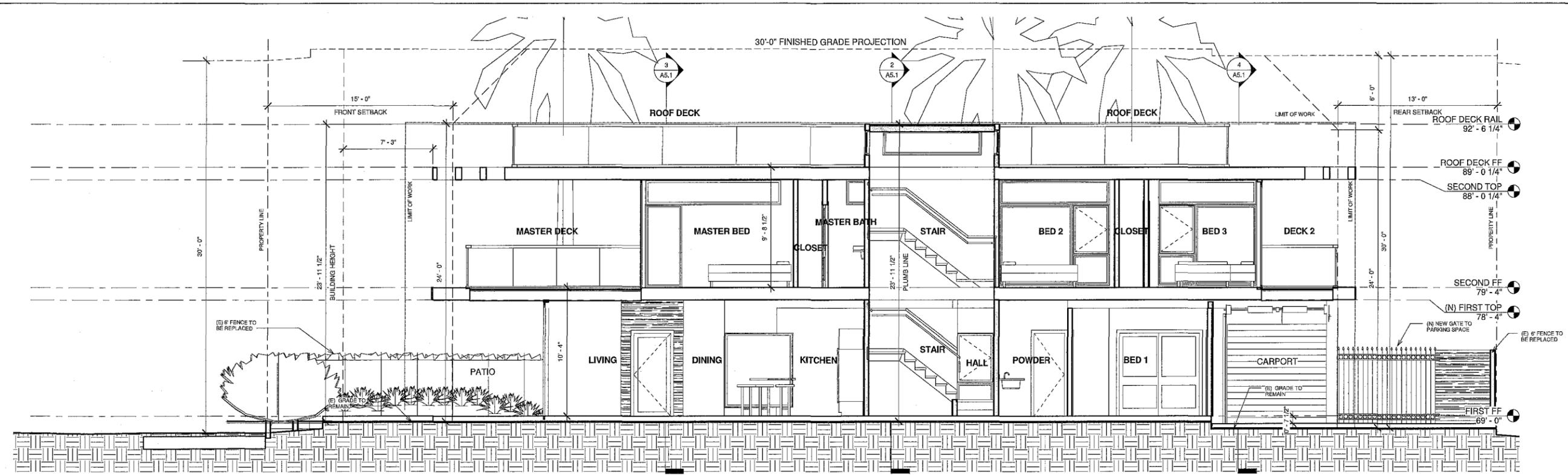
SCHEMATIC DESIGN  
04/24/2012  
VARIANCE SUBMITTAL  
05/19/2012  
VARIANCE FULL  
06/05/2012  
VARIANCE RESUBMIT  
10/23/2012  
LA JOLLA DPR REVIEW  
01/08/2013  
LA JOLLA DPR REVIEW  
01/15/2013  
HEARING 01/29/2013

**ADDITION & REMODEL FOR  
MR. & MRS. PHAM**



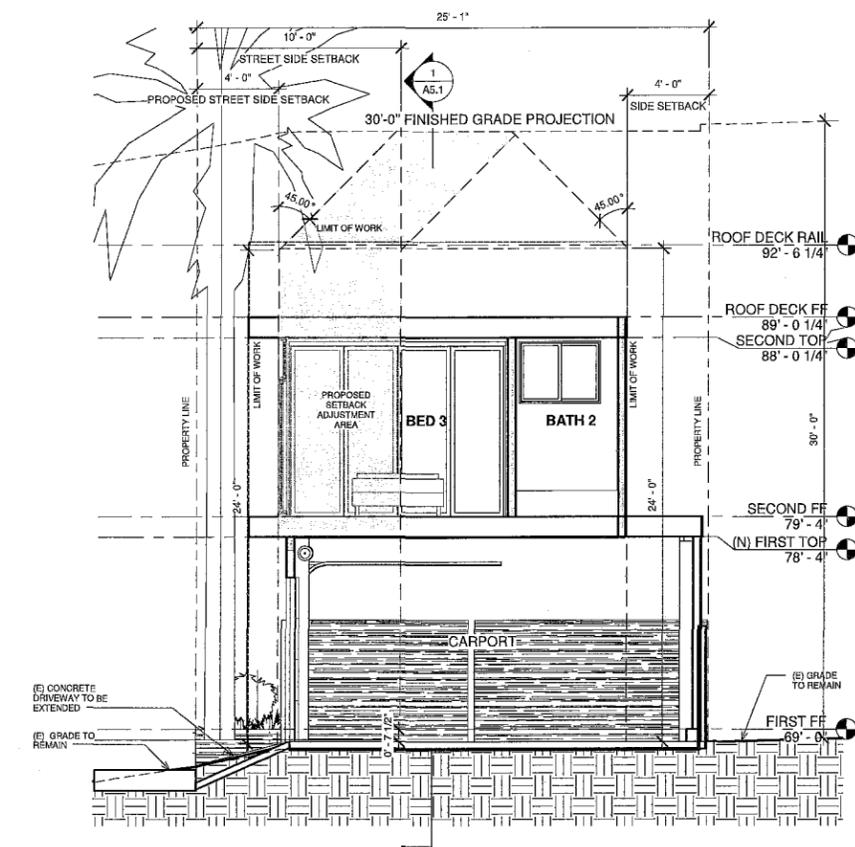
**MARK MITCHELL**  
ARCHITECTURE AND PLANNING  
4747 MISSION BLVD., SUITE # 6, SAN DIEGO, CA 92109 (656) 274-5973

DRAWING  
SECTIONS  
SCALE: 1/4" = 1'-0"  
DRAWN: HL  
JOB:  
SHEET 6  
**A5.1**  
OF 7 SHEETS

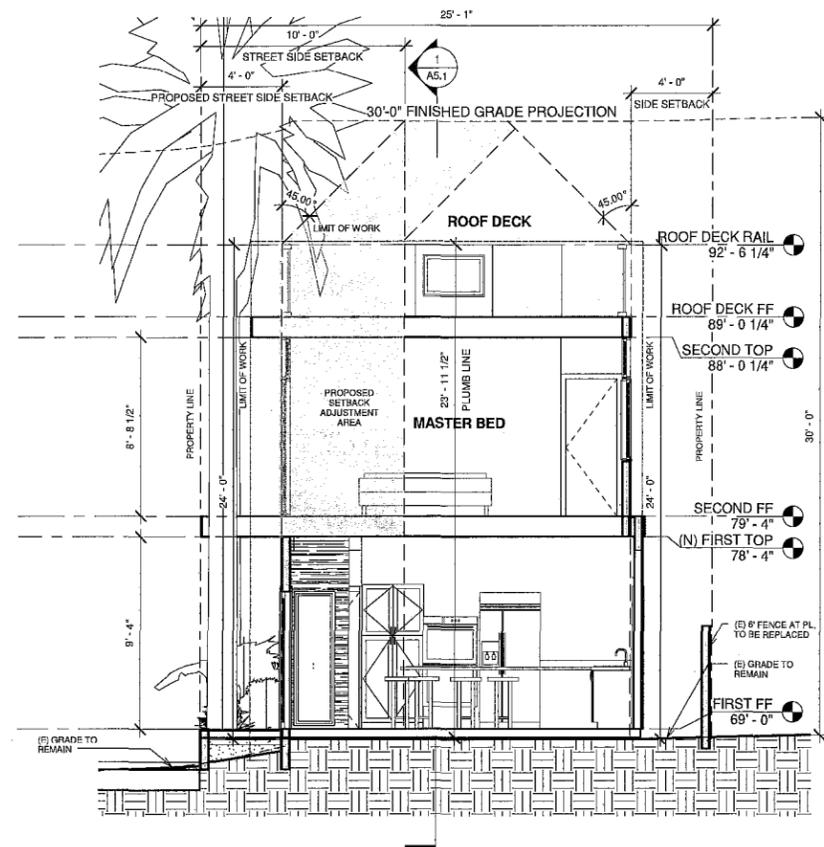


Section 8  
1/4" = 1'-0"

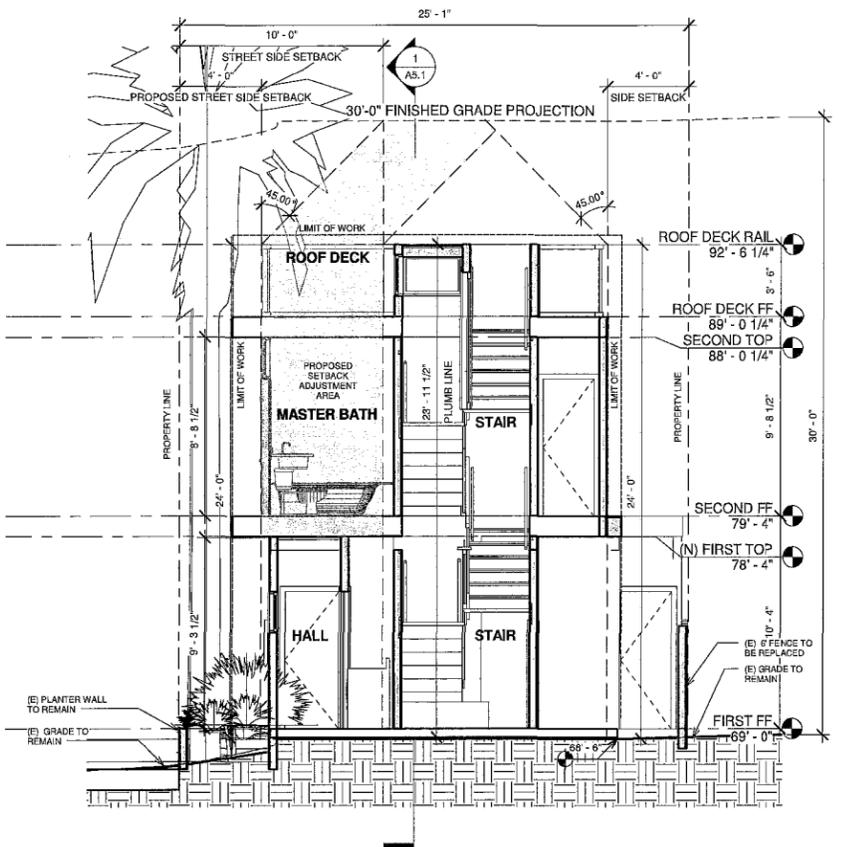
THIS BUILDING IS SUBJECT TO PROPOSITION 'D' HEIGHT LIMITATIONS. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.



Section 4  
1/4" = 1'-0"



Section 5  
1/4" = 1'-0"



Section 7  
1/4" = 1'-0"

SCHEMATIC DESIGN	04/24/2012
VARIANCE SUBMITTAL	05/18/2012
VARIANCE FULL	06/05/2012
VARIANCE RESUBMIT	10/23/2012
LA JOLLA DPR REVIEW	01/08/2013
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**ADDITION & REMODEL FOR MR. & MRS. PHAM**



**MARK MITCHELL ARCHITECTURE AND PLANNING**  
 4747 MISSION BLVD., SUITE #6, SAN DIEGO, CA 92109 (658) 274-5978

# PHAM RESIDENCE

ABBREVIATIONS	ARCHITECTURAL LEGEND	PROJECT TEAM	VARIANCE FINDINGS	PROJECT DATA	SCOPE OF WORK																																																																																																																																																																																																																																																																																																																																																																																																																																															
<table border="0" style="width: 100%; font-size: 8px;"> <tr><td>A.F.F.</td><td>ABOVE FINISH FLOOR</td><td>F.L.R.</td><td>FLOOR (ING)</td><td>P.L.Y.</td><td>PLYWOOD</td></tr> <tr><td>A.D.</td><td>ADDENDUM</td><td>F.D.</td><td>FLOOR DRAIN</td><td>P.T.</td><td>POINT</td></tr> <tr><td>A.D.</td><td>AREA DRAIN</td><td>F.F.</td><td>FLUORESCENT</td><td>P.S.F.</td><td>POUNDS PER SQUARE FOOT</td></tr> <tr><td>A.L.</td><td>ALUMINUM</td><td>FTG.</td><td>FOOTING</td><td>P.S.I.</td><td>POUNDS PER SQUARE INCH</td></tr> <tr><td>A.B.</td><td>ANCHOR BOLT</td><td>FND.</td><td>FOUNDATION</td><td>P.C.C.</td><td>PRECAST CONCRETE</td></tr> <tr><td>ARCH.</td><td>ARCHITECT (URAL)</td><td>FR.</td><td>FRENCH</td><td>P.F.B.</td><td>PREFABRICATED</td></tr> <tr><td>BRG.</td><td>BEARING</td><td>F.O.B.</td><td>FURNISHED BY OTHERS</td><td>P.F.N.</td><td>PREFINISHED</td></tr> <tr><td>BLK.</td><td>BLOCKING</td><td>FUT.</td><td>FUTURE</td><td>P.L.</td><td>PROPERTY LINE</td></tr> <tr><td>BD.</td><td>BOARD</td><td>FX.</td><td>FIXED</td><td>RAD.</td><td>RADIUS</td></tr> <tr><td>B.S.</td><td>BOTH SIDES</td><td>GA.</td><td>GAUGE</td><td>REF.</td><td>REFERENCE</td></tr> <tr><td>BRK.</td><td>BRICK</td><td>G.I.</td><td>GALVANIZED IRON</td><td>REF.</td><td>REFRIGERATOR</td></tr> <tr><td>BLDG.</td><td>BUILDING</td><td>G.C.</td><td>GENERAL CONTRACT (OR)</td><td>REM.</td><td>REMOVE</td></tr> <tr><td>CAB.</td><td>CABINET</td><td>GYP.</td><td>GYP/SLM</td><td>R.A.G.</td><td>RETURN AIR GRILL</td></tr> <tr><td>CSMT.</td><td>CASEMENT</td><td>HDR.</td><td>HARDWARE</td><td>R.H.</td><td>RIGHT HAND</td></tr> <tr><td>C.I.P.C.</td><td>CAST-IN-PLACE-CONCRETE</td><td>HT.</td><td>HEIGHT</td><td>R.O.W.</td><td>RIGHT OF WAY</td></tr> <tr><td>C.G.</td><td>CERAMIC TILE</td><td>H.C.</td><td>HOLLOW CORE</td><td>R.</td><td>RISER</td></tr> <tr><td>C.L.</td><td>CENTER LINE</td><td>H.C.</td><td>HORIZONTAL</td><td>R.D.</td><td>ROOF DRAIN</td></tr> <tr><td>CH.</td><td>CIRCLE</td><td>H.C.</td><td>HORIZONTAL</td><td>R.FG.</td><td>ROOM</td></tr> <tr><td>CHC.</td><td>CIRCULATION</td><td>H.B.</td><td>HOLE BIBB</td><td>RM.</td><td>ROUGH OPENING</td></tr> <tr><td>CLR.</td><td>CLEAR (ANCE)</td><td>INCL.</td><td>INCLUDE (D) (ING)</td><td>R.O.</td><td>ROUGH OPENING</td></tr> <tr><td>COL.</td><td>COLUMN</td><td>LD.</td><td>INSIDE DIAMETER</td><td>SCH.</td><td>SCHEDULE</td></tr> <tr><td>COB.</td><td>COMBINATION</td><td>INT.</td><td>INTERIOR</td><td>SFT.</td><td>SHEET</td></tr> <tr><td>CONC.</td><td>CONCRETE</td><td>JT.</td><td>JOINT</td><td>SH.</td><td>SHELF, SHELVING</td></tr> <tr><td>CONSTR.</td><td>CONSTRUCTION</td><td>JST.</td><td>JOIST</td><td>SIM.</td><td>SIMILAR</td></tr> <tr><td>CONT.</td><td>CONTINUOUS OR CONTINUE</td><td>KPL.</td><td>KICKPLATE</td><td>SKLT.</td><td>SKYLIGHT</td></tr> <tr><td>CONTR.</td><td>CONTRACT (OR)</td><td>KIT.</td><td>KITCHEN</td><td>S.C.</td><td>SOLID CORE</td></tr> <tr><td>CTR.</td><td>COUNTER</td><td>LBL.</td><td>LABEL</td><td>S.</td><td>SOUTH</td></tr> <tr><td>OFL.</td><td>COUNTERFLASHING</td><td>LAV.</td><td>LAVATORY</td><td>SPEC.</td><td>SPECIAL SPECIFICATION (S)</td></tr> <tr><td>OFT.</td><td>CUBIC FOOT</td><td>LH.</td><td>LEFT HAND</td><td>SQ.</td><td>SQUARE</td></tr> <tr><td>CYD.</td><td>CUBIC YARD</td><td>L.</td><td>LENGTH</td><td>SQ.FT.</td><td>SQUARE FEET</td></tr> <tr><td>DTL.</td><td>DETAIL</td><td>LW.</td><td>LIGHTWEIGHT</td><td>STD.</td><td>STANDARD</td></tr> <tr><td>DIAG.</td><td>DIAGONAL</td><td>LWC.</td><td>LIGHTWEIGHT CONCRETE</td><td>STL.</td><td>STEEL</td></tr> <tr><td>DIA.</td><td>DIAMETER</td><td>LVR.</td><td>LOUVER</td><td>STR.</td><td>STRUCTURAL</td></tr> <tr><td>DM.</td><td>DIMENSION</td><td>MANUF.</td><td>MANUFACTURE</td><td>SUS.</td><td>SUSPENDED</td></tr> <tr><td>DR.</td><td>DOOR</td><td>MRS.</td><td>MARBLE</td><td>TEL.</td><td>TELEPHONE</td></tr> <tr><td>D.H.</td><td>DOUBLE HUNG</td><td>MAS.</td><td>MASONRY</td><td>TEL.</td><td>TELEVISION</td></tr> <tr><td>DC</td><td>DISCONNECT SWITCH (HVAC)</td><td>MTRL.</td><td>MATERIAL (S)</td><td>THK.</td><td>THICK (NESS)</td></tr> <tr><td>E.F.</td><td>EACH FACE</td><td>MAX.</td><td>MAXIMUM</td><td>T. &amp; B.</td><td>TOP &amp; BOTTOM</td></tr> <tr><td>E.S.</td><td>EACH SIDE</td><td>M.C.</td><td>MEDICINE CABINET</td><td>T. &amp; G.</td><td>TONGUE &amp; GROOVE</td></tr> <tr><td>E.</td><td>EAST</td><td>MD.</td><td>MEDIUM</td><td>T.O.C.</td><td>TOP OF CURB</td></tr> <tr><td>ELEC.</td><td>ELECTRIC (CAL)</td><td>MTL.</td><td>METAL</td><td>T.O.P.</td><td>TOP OF PLATE</td></tr> <tr><td>E.P.</td><td>ELECTRIC PANELBOARD</td><td>MICRO.</td><td>MICROWAVE</td><td>TR.</td><td>THREAD</td></tr> <tr><td>EL.</td><td>ELEVATION</td><td>MIN.</td><td>MINIMUM</td><td>TR.</td><td>TYPICAL UNLESS OTHERWISE NOTED</td></tr> <tr><td>EQ.</td><td>EQUAL</td><td>MIR.</td><td>MIRROR</td><td>TV.</td><td>TELEVISION</td></tr> <tr><td>EST.</td><td>ESTIMATE</td><td>MISC.</td><td>MISCELLANEOUS</td><td>U.C.N.</td><td>UNLESS OTHERWISE NOTED</td></tr> <tr><td>EXIST.</td><td>EXISTING</td><td>MULL.</td><td>MULLION</td><td>VNR.</td><td>VENEER</td></tr> <tr><td>EXP.</td><td>EXPOSED</td><td>NOM.</td><td>NOMINAL</td><td>VERT.</td><td>VERTICAL</td></tr> <tr><td>EXT.</td><td>EXTERIOR</td><td>NRTH.</td><td>NORTH</td><td>VINYL.</td><td>VINYL</td></tr> <tr><td>F.B.</td><td>FACE BRICK</td><td>N.L.C.</td><td>NOT IN CONTRACT</td><td>WSCT.</td><td>WAINSCOT</td></tr> <tr><td>F.O.C.</td><td>FACE OF CONCRETE</td><td>O.C.</td><td>ON CENTER</td><td>W.C.</td><td>WATER CLOSET</td></tr> <tr><td>F.O.F.</td><td>FACE OF FINISH</td><td>O.P.</td><td>OPENING</td><td>WH.</td><td>WATER HEATER</td></tr> <tr><td>F.O.M.</td><td>FACE OF MASONRY</td><td>OPP.</td><td>OPPOSITE</td><td>W.P.</td><td>WATERPROOFING</td></tr> <tr><td>F.O.S.</td><td>FACE OF STUDS</td><td>O.D.</td><td>OUTSIDE DIAMETER</td><td>W.W.M.</td><td>WELDED WIRE MESH</td></tr> <tr><td>FBL.</td><td>FIBERGLASS</td><td>OS.</td><td>OVERALL</td><td>W.</td><td>WEST</td></tr> <tr><td>FIN.</td><td>FINISH (ED)</td><td>PTD.</td><td>PAINTED</td><td>WDW.</td><td>WINDOW</td></tr> <tr><td>F.F.</td><td>FINISH FLOOR</td><td>PNL.</td><td>PANEL</td><td>WD.</td><td>WOOD</td></tr> <tr><td>FR.</td><td>FLASHING</td><td>PAR.</td><td>PARALLEL</td><td>W.L.</td><td>WROUGHT IRON</td></tr> <tr><td>FLG.</td><td>FLASHING</td><td>PKG.</td><td>PARKING</td><td></td><td></td></tr> </table>	A.F.F.	ABOVE FINISH FLOOR	F.L.R.	FLOOR (ING)	P.L.Y.	PLYWOOD	A.D.	ADDENDUM	F.D.	FLOOR DRAIN	P.T.	POINT	A.D.	AREA DRAIN	F.F.	FLUORESCENT	P.S.F.	POUNDS PER SQUARE FOOT	A.L.	ALUMINUM	FTG.	FOOTING	P.S.I.	POUNDS PER SQUARE INCH	A.B.	ANCHOR BOLT	FND.	FOUNDATION	P.C.C.	PRECAST CONCRETE	ARCH.	ARCHITECT (URAL)	FR.	FRENCH	P.F.B.	PREFABRICATED	BRG.	BEARING	F.O.B.	FURNISHED BY OTHERS	P.F.N.	PREFINISHED	BLK.	BLOCKING	FUT.	FUTURE	P.L.	PROPERTY LINE	BD.	BOARD	FX.	FIXED	RAD.	RADIUS	B.S.	BOTH SIDES	GA.	GAUGE	REF.	REFERENCE	BRK.	BRICK	G.I.	GALVANIZED IRON	REF.	REFRIGERATOR	BLDG.	BUILDING	G.C.	GENERAL CONTRACT (OR)	REM.	REMOVE	CAB.	CABINET	GYP.	GYP/SLM	R.A.G.	RETURN AIR GRILL	CSMT.	CASEMENT	HDR.	HARDWARE	R.H.	RIGHT HAND	C.I.P.C.	CAST-IN-PLACE-CONCRETE	HT.	HEIGHT	R.O.W.	RIGHT OF WAY	C.G.	CERAMIC TILE	H.C.	HOLLOW CORE	R.	RISER	C.L.	CENTER LINE	H.C.	HORIZONTAL	R.D.	ROOF DRAIN	CH.	CIRCLE	H.C.	HORIZONTAL	R.FG.	ROOM	CHC.	CIRCULATION	H.B.	HOLE BIBB	RM.	ROUGH OPENING	CLR.	CLEAR (ANCE)	INCL.	INCLUDE (D) (ING)	R.O.	ROUGH OPENING	COL.	COLUMN	LD.	INSIDE DIAMETER	SCH.	SCHEDULE	COB.	COMBINATION	INT.	INTERIOR	SFT.	SHEET	CONC.	CONCRETE	JT.	JOINT	SH.	SHELF, SHELVING	CONSTR.	CONSTRUCTION	JST.	JOIST	SIM.	SIMILAR	CONT.	CONTINUOUS OR CONTINUE	KPL.	KICKPLATE	SKLT.	SKYLIGHT	CONTR.	CONTRACT (OR)	KIT.	KITCHEN	S.C.	SOLID CORE	CTR.	COUNTER	LBL.	LABEL	S.	SOUTH	OFL.	COUNTERFLASHING	LAV.	LAVATORY	SPEC.	SPECIAL SPECIFICATION (S)	OFT.	CUBIC FOOT	LH.	LEFT HAND	SQ.	SQUARE	CYD.	CUBIC YARD	L.	LENGTH	SQ.FT.	SQUARE FEET	DTL.	DETAIL	LW.	LIGHTWEIGHT	STD.	STANDARD	DIAG.	DIAGONAL	LWC.	LIGHTWEIGHT CONCRETE	STL.	STEEL	DIA.	DIAMETER	LVR.	LOUVER	STR.	STRUCTURAL	DM.	DIMENSION	MANUF.	MANUFACTURE	SUS.	SUSPENDED	DR.	DOOR	MRS.	MARBLE	TEL.	TELEPHONE	D.H.	DOUBLE HUNG	MAS.	MASONRY	TEL.	TELEVISION	DC	DISCONNECT SWITCH (HVAC)	MTRL.	MATERIAL (S)	THK.	THICK (NESS)	E.F.	EACH FACE	MAX.	MAXIMUM	T. & B.	TOP & BOTTOM	E.S.	EACH SIDE	M.C.	MEDICINE CABINET	T. & G.	TONGUE & GROOVE	E.	EAST	MD.	MEDIUM	T.O.C.	TOP OF CURB	ELEC.	ELECTRIC (CAL)	MTL.	METAL	T.O.P.	TOP OF PLATE	E.P.	ELECTRIC PANELBOARD	MICRO.	MICROWAVE	TR.	THREAD	EL.	ELEVATION	MIN.	MINIMUM	TR.	TYPICAL UNLESS OTHERWISE NOTED	EQ.	EQUAL	MIR.	MIRROR	TV.	TELEVISION	EST.	ESTIMATE	MISC.	MISCELLANEOUS	U.C.N.	UNLESS OTHERWISE NOTED	EXIST.	EXISTING	MULL.	MULLION	VNR.	VENEER	EXP.	EXPOSED	NOM.	NOMINAL	VERT.	VERTICAL	EXT.	EXTERIOR	NRTH.	NORTH	VINYL.	VINYL	F.B.	FACE BRICK	N.L.C.	NOT IN CONTRACT	WSCT.	WAINSCOT	F.O.C.	FACE OF CONCRETE	O.C.	ON CENTER	W.C.	WATER CLOSET	F.O.F.	FACE OF FINISH	O.P.	OPENING	WH.	WATER HEATER	F.O.M.	FACE OF MASONRY	OPP.	OPPOSITE	W.P.	WATERPROOFING	F.O.S.	FACE OF STUDS	O.D.	OUTSIDE DIAMETER	W.W.M.	WELDED WIRE MESH	FBL.	FIBERGLASS	OS.	OVERALL	W.	WEST	FIN.	FINISH (ED)	PTD.	PAINTED	WDW.	WINDOW	F.F.	FINISH FLOOR	PNL.	PANEL	WD.	WOOD	FR.	FLASHING	PAR.	PARALLEL	W.L.	WROUGHT IRON	FLG.	FLASHING	PKG.	PARKING			<table border="0" style="width: 100%; font-size: 12px;"> <tr><td></td><td>DIMENSION TO FACE OF STUD</td></tr> <tr><td></td><td>DIMENSION TO CENTER LINE</td></tr> <tr><td></td><td>DOOR REFERENCE SYMBOL</td></tr> <tr><td></td><td>WINDOW REFERENCE SYMBOL</td></tr> <tr><td></td><td>SHEAR PANEL INDICATION SYMBOL</td></tr> <tr><td></td><td>REVISION REFERENCE SYMBOL</td></tr> <tr><td></td><td>DETAIL NUMBER SHEET NUMBER</td></tr> <tr><td></td><td>SECTION REFERENCE SHEET NUMBER</td></tr> <tr><td></td><td>INTERIOR ELEVATION REFERENCE</td></tr> <tr><td></td><td>EXISTING WALL TO REMAIN</td></tr> <tr><td></td><td>EXISTING WALL TO BE REMOVED</td></tr> <tr><td></td><td>NEW STUD WALL PER PLAN</td></tr> </table>		DIMENSION TO FACE OF STUD		DIMENSION TO CENTER LINE		DOOR REFERENCE SYMBOL		WINDOW REFERENCE SYMBOL		SHEAR PANEL INDICATION SYMBOL		REVISION REFERENCE SYMBOL		DETAIL NUMBER SHEET NUMBER		SECTION REFERENCE SHEET NUMBER		INTERIOR ELEVATION REFERENCE		EXISTING WALL TO REMAIN		EXISTING WALL TO BE REMOVED		NEW STUD WALL PER PLAN	<p><b>ARCHITECT:</b> MARK MITCHELL ARCHITECTURE AND PLANNING          4747 MISSION BLVD., SUITE #6          SAN DIEGO, CA 92109          PHONE #: (658) 274 - 5978          FAX #: (658) 274 - 5981</p> <p><b>OWNER:</b>          CHIEU L. PHAM          7411 OLIVETAS AVE          LA JOLLA, CA 92037          chrispham@gmail.com</p> <p><b>SHEET INDEX</b></p> <p>C - COVER</p> <p>PLANS          A1.1 - WATER POLLUTION CONTROL PLAN &amp; PHOTOGRAPHIC SURVEY KEY          A1.2 - LANDSCAPE PLAN          A2.1 - SITE PLAN &amp; FIRST FLOOR DEMO PLAN          A3.1 - FLOOR PLANS DIMENSIONED          A3.2 - FLOOR PLANS ANNOTATED</p> <p>SECTIONS          AS.1 - SECTIONS          ELEVATIONS          AR.1 - EXTERIOR ELEVATIONS</p> <p><b>PROPERTY DESCRIPTION</b></p> <p>SINGLE STORY, SINGLE FAMILY RESIDENTIAL BUILT IN 1955 ON A LOT 25.09 FT X 100 FT AT THE CORNER OF OLIVETAS AVE AND MARINE STREET IN LA JOLLA, CA.</p>	<p><b>Findings for Variance Approval:</b></p> <p>(a) There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations;</p> <p>(b) The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises;</p> <p>(c) The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare; and</p> <p>(d) The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.</p>	<p><b>SITE ADDRESS:</b> 7411 OLIVETAS AVE          LA JOLLA, CA 92037</p> <p><b>ASSESSORS PARCEL NUMBER N:</b> 351-013-02-00</p> <p><b>LEGAL DESCRIPTION:</b> PARCEL 1 OF PARCEL MAP NO. 6409, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THERESC FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 29, 1977.</p> <p><b>PERMIT REQUIRED:</b> VARIANCE  <b>YEAR BUILT:</b> 1955  <b>EXISTING USE:</b> SINGLE FAMILY RESIDENTIAL</p> <p><b>PROPOSED USE:</b> SINGLE FAMILY RESIDENTIAL</p> <p><b>ZONE:</b> RS-1-7, COASTAL</p> <p><b>COMMUNITY PLAN:</b> LA JOLLA COMMUNITY PLAN</p> <p><b>LOT AREA:</b> 2509 SF  <b>DISTURBED AREA:</b> 0 SF</p> <table border="0" style="width: 100%; font-size: 8px;"> <tr><td><b>SETBACKS:</b></td><td><b>REQUIRED:</b></td><td><b>SHOWN:</b></td></tr> <tr><td>FRONT</td><td>15 FT</td><td>15 FT</td></tr> <tr><td>SIDE</td><td>4 FT</td><td>4 FT</td></tr> <tr><td>REAR</td><td>13 FT</td><td>13 FT</td></tr> <tr><td>SIDE (STREET)</td><td>10 FT</td><td>4 FT</td></tr> </table> <p><b>BUILDING HEIGHT:</b> 24/30 FT  <b>MAXIMUM ALLOWED:</b> 24/30 FT  <b>SHOWN:</b> 24/30 FT</p> <p><b>AREAS:</b> COASTAL HEIGHT LIMIT ZONE: YES, 30FT          PARKING IMPACT ZONE: YES, BEACH IMPACT          RESIDENTIAL TANDEM PARKING ZONE: YES          TRANSIT AREA: YES</p> <table border="0" style="width: 100%; font-size: 8px;"> <tr><td><b>EXISTING SQUARE FOOTAGE</b></td><td></td></tr> <tr><td>FIRST FLOOR:</td><td>1,147 SF</td></tr> <tr><td>SECOND FLOOR:</td><td>0</td></tr> <tr><td>GARAGE:</td><td>240 SF</td></tr> <tr><td>TOTAL EXISTING:</td><td>1,387 SF</td></tr> </table> <table border="0" style="width: 100%; font-size: 8px;"> <tr><td><b>NEW SQUARE FOOTAGE</b></td><td></td></tr> <tr><td>FIRST FLOOR:</td><td>-248</td></tr> <tr><td>SECOND FLOOR:</td><td>856 SF</td></tr> <tr><td>GARAGE:</td><td>-240</td></tr> <tr><td>TOTAL NEW:</td><td>367 SF</td></tr> </table> <p><b>FIRST FLOOR REMODEL 250 SQ. FT.</b></p> <p><b>TOTAL NEW + EXISTING:</b> 1,754 SF</p> <table border="0" style="width: 100%; font-size: 8px;"> <tr><td><b>NEW DECK AREA</b></td><td></td></tr> <tr><td>SECOND FLOOR:</td><td>365 SF</td></tr> <tr><td>ROOF DECK:</td><td>1,079 SF</td></tr> <tr><td>TOTAL:</td><td>1,444 SF</td></tr> </table> <p><b>FLOOR AREA RATIO</b></p> <table border="0" style="width: 100%; font-size: 8px;"> <tr><td>SECOND FLOOR:</td><td>2,509 SF</td></tr> <tr><td>LOT AREA:</td><td>.70</td></tr> <tr><td>MAXIMUM ALLOWABLE:</td><td>.89</td></tr> <tr><td>EXISTING + NEW:</td><td>.89</td></tr> </table>	<b>SETBACKS:</b>	<b>REQUIRED:</b>	<b>SHOWN:</b>	FRONT	15 FT	15 FT	SIDE	4 FT	4 FT	REAR	13 FT	13 FT	SIDE (STREET)	10 FT	4 FT	<b>EXISTING SQUARE FOOTAGE</b>		FIRST FLOOR:	1,147 SF	SECOND FLOOR:	0	GARAGE:	240 SF	TOTAL EXISTING:	1,387 SF	<b>NEW SQUARE FOOTAGE</b>		FIRST FLOOR:	-248	SECOND FLOOR:	856 SF	GARAGE:	-240	TOTAL NEW:	367 SF	<b>NEW DECK AREA</b>		SECOND FLOOR:	365 SF	ROOF DECK:	1,079 SF	TOTAL:	1,444 SF	SECOND FLOOR:	2,509 SF	LOT AREA:	.70	MAXIMUM ALLOWABLE:	.89	EXISTING + NEW:	.89	<p>REMODEL OF EXISTING FIRST FLOOR, SECOND STORY ADDITION OVER EXISTING INCLUDING ROOF DECK.</p> <p>50% EXISTING WALLS TO REMAIN, NO GRADING PROPOSED.</p> <p>VARIANCE APPROVAL FOR 4 FOOT STREET SIDE SETBACK</p> <p><b>BUILDING CODE DATA</b></p> <table border="0" style="width: 100%; font-size: 8px;"> <tr><td><b>CONSTRUCTION:</b></td><td>TYPE V B</td></tr> <tr><td><b>OCCUPANCY CLASSIFICATION:</b></td><td>R-3</td></tr> <tr><td><b>NUMBER OF STORIES:</b></td><td>2</td></tr> <tr><td><b>GOVERNING CODES:</b></td><td>SEE SP-1 GENERAL NOTES FOR COMPLETE LIST.</td></tr> </table> <p><b>SPRINKLER SYSTEM:</b> NO  <b>AIRPORT APPROACH:</b> NO  <b>AIRPORT ENVIRONS:</b> NO</p> <p>THIS PROJECT WILL COMPLY WITH THE CURRENT CALIFORNIA CONSTRUCTION CODES AND ADHERE TO THE 2010 CALIFORNIA ELECTRICAL CODE, THE 2010 CALIFORNIA PLUMBING CODE, AND THE 2010 CALIFORNIA MECHANICAL AND FIRE CODE.</p> <p><b>VICINITY MAP</b></p>	<b>CONSTRUCTION:</b>	TYPE V B	<b>OCCUPANCY CLASSIFICATION:</b>	R-3	<b>NUMBER OF STORIES:</b>	2	<b>GOVERNING CODES:</b>	SEE SP-1 GENERAL NOTES FOR COMPLETE LIST.
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A.L.	ALUMINUM	FTG.	FOOTING	P.S.I.	POUNDS PER SQUARE INCH																																																																																																																																																																																																																																																																																																																																																																																																																																															
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ARCH.	ARCHITECT (URAL)	FR.	FRENCH	P.F.B.	PREFABRICATED																																																																																																																																																																																																																																																																																																																																																																																																																																															
BRG.	BEARING	F.O.B.	FURNISHED BY OTHERS	P.F.N.	PREFINISHED																																																																																																																																																																																																																																																																																																																																																																																																																																															
BLK.	BLOCKING	FUT.	FUTURE	P.L.	PROPERTY LINE																																																																																																																																																																																																																																																																																																																																																																																																																																															
BD.	BOARD	FX.	FIXED	RAD.	RADIUS																																																																																																																																																																																																																																																																																																																																																																																																																																															
B.S.	BOTH SIDES	GA.	GAUGE	REF.	REFERENCE																																																																																																																																																																																																																																																																																																																																																																																																																																															
BRK.	BRICK	G.I.	GALVANIZED IRON	REF.	REFRIGERATOR																																																																																																																																																																																																																																																																																																																																																																																																																																															
BLDG.	BUILDING	G.C.	GENERAL CONTRACT (OR)	REM.	REMOVE																																																																																																																																																																																																																																																																																																																																																																																																																																															
CAB.	CABINET	GYP.	GYP/SLM	R.A.G.	RETURN AIR GRILL																																																																																																																																																																																																																																																																																																																																																																																																																																															
CSMT.	CASEMENT	HDR.	HARDWARE	R.H.	RIGHT HAND																																																																																																																																																																																																																																																																																																																																																																																																																																															
C.I.P.C.	CAST-IN-PLACE-CONCRETE	HT.	HEIGHT	R.O.W.	RIGHT OF WAY																																																																																																																																																																																																																																																																																																																																																																																																																																															
C.G.	CERAMIC TILE	H.C.	HOLLOW CORE	R.	RISER																																																																																																																																																																																																																																																																																																																																																																																																																																															
C.L.	CENTER LINE	H.C.	HORIZONTAL	R.D.	ROOF DRAIN																																																																																																																																																																																																																																																																																																																																																																																																																																															
CH.	CIRCLE	H.C.	HORIZONTAL	R.FG.	ROOM																																																																																																																																																																																																																																																																																																																																																																																																																																															
CHC.	CIRCULATION	H.B.	HOLE BIBB	RM.	ROUGH OPENING																																																																																																																																																																																																																																																																																																																																																																																																																																															
CLR.	CLEAR (ANCE)	INCL.	INCLUDE (D) (ING)	R.O.	ROUGH OPENING																																																																																																																																																																																																																																																																																																																																																																																																																																															
COL.	COLUMN	LD.	INSIDE DIAMETER	SCH.	SCHEDULE																																																																																																																																																																																																																																																																																																																																																																																																																																															
COB.	COMBINATION	INT.	INTERIOR	SFT.	SHEET																																																																																																																																																																																																																																																																																																																																																																																																																																															
CONC.	CONCRETE	JT.	JOINT	SH.	SHELF, SHELVING																																																																																																																																																																																																																																																																																																																																																																																																																																															
CONSTR.	CONSTRUCTION	JST.	JOIST	SIM.	SIMILAR																																																																																																																																																																																																																																																																																																																																																																																																																																															
CONT.	CONTINUOUS OR CONTINUE	KPL.	KICKPLATE	SKLT.	SKYLIGHT																																																																																																																																																																																																																																																																																																																																																																																																																																															
CONTR.	CONTRACT (OR)	KIT.	KITCHEN	S.C.	SOLID CORE																																																																																																																																																																																																																																																																																																																																																																																																																																															
CTR.	COUNTER	LBL.	LABEL	S.	SOUTH																																																																																																																																																																																																																																																																																																																																																																																																																																															
OFL.	COUNTERFLASHING	LAV.	LAVATORY	SPEC.	SPECIAL SPECIFICATION (S)																																																																																																																																																																																																																																																																																																																																																																																																																																															
OFT.	CUBIC FOOT	LH.	LEFT HAND	SQ.	SQUARE																																																																																																																																																																																																																																																																																																																																																																																																																																															
CYD.	CUBIC YARD	L.	LENGTH	SQ.FT.	SQUARE FEET																																																																																																																																																																																																																																																																																																																																																																																																																																															
DTL.	DETAIL	LW.	LIGHTWEIGHT	STD.	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																															
DIAG.	DIAGONAL	LWC.	LIGHTWEIGHT CONCRETE	STL.	STEEL																																																																																																																																																																																																																																																																																																																																																																																																																																															
DIA.	DIAMETER	LVR.	LOUVER	STR.	STRUCTURAL																																																																																																																																																																																																																																																																																																																																																																																																																																															
DM.	DIMENSION	MANUF.	MANUFACTURE	SUS.	SUSPENDED																																																																																																																																																																																																																																																																																																																																																																																																																																															
DR.	DOOR	MRS.	MARBLE	TEL.	TELEPHONE																																																																																																																																																																																																																																																																																																																																																																																																																																															
D.H.	DOUBLE HUNG	MAS.	MASONRY	TEL.	TELEVISION																																																																																																																																																																																																																																																																																																																																																																																																																																															
DC	DISCONNECT SWITCH (HVAC)	MTRL.	MATERIAL (S)	THK.	THICK (NESS)																																																																																																																																																																																																																																																																																																																																																																																																																																															
E.F.	EACH FACE	MAX.	MAXIMUM	T. & B.	TOP & BOTTOM																																																																																																																																																																																																																																																																																																																																																																																																																																															
E.S.	EACH SIDE	M.C.	MEDICINE CABINET	T. & G.	TONGUE & GROOVE																																																																																																																																																																																																																																																																																																																																																																																																																																															
E.	EAST	MD.	MEDIUM	T.O.C.	TOP OF CURB																																																																																																																																																																																																																																																																																																																																																																																																																																															
ELEC.	ELECTRIC (CAL)	MTL.	METAL	T.O.P.	TOP OF PLATE																																																																																																																																																																																																																																																																																																																																																																																																																																															
E.P.	ELECTRIC PANELBOARD	MICRO.	MICROWAVE	TR.	THREAD																																																																																																																																																																																																																																																																																																																																																																																																																																															
EL.	ELEVATION	MIN.	MINIMUM	TR.	TYPICAL UNLESS OTHERWISE NOTED																																																																																																																																																																																																																																																																																																																																																																																																																																															
EQ.	EQUAL	MIR.	MIRROR	TV.	TELEVISION																																																																																																																																																																																																																																																																																																																																																																																																																																															
EST.	ESTIMATE	MISC.	MISCELLANEOUS	U.C.N.	UNLESS OTHERWISE NOTED																																																																																																																																																																																																																																																																																																																																																																																																																																															
EXIST.	EXISTING	MULL.	MULLION	VNR.	VENEER																																																																																																																																																																																																																																																																																																																																																																																																																																															
EXP.	EXPOSED	NOM.	NOMINAL	VERT.	VERTICAL																																																																																																																																																																																																																																																																																																																																																																																																																																															
EXT.	EXTERIOR	NRTH.	NORTH	VINYL.	VINYL																																																																																																																																																																																																																																																																																																																																																																																																																																															
F.B.	FACE BRICK	N.L.C.	NOT IN CONTRACT	WSCT.	WAINSCOT																																																																																																																																																																																																																																																																																																																																																																																																																																															
F.O.C.	FACE OF CONCRETE	O.C.	ON CENTER	W.C.	WATER CLOSET																																																																																																																																																																																																																																																																																																																																																																																																																																															
F.O.F.	FACE OF FINISH	O.P.	OPENING	WH.	WATER HEATER																																																																																																																																																																																																																																																																																																																																																																																																																																															
F.O.M.	FACE OF MASONRY	OPP.	OPPOSITE	W.P.	WATERPROOFING																																																																																																																																																																																																																																																																																																																																																																																																																																															
F.O.S.	FACE OF STUDS	O.D.	OUTSIDE DIAMETER	W.W.M.	WELDED WIRE MESH																																																																																																																																																																																																																																																																																																																																																																																																																																															
FBL.	FIBERGLASS	OS.	OVERALL	W.	WEST																																																																																																																																																																																																																																																																																																																																																																																																																																															
FIN.	FINISH (ED)	PTD.	PAINTED	WDW.	WINDOW																																																																																																																																																																																																																																																																																																																																																																																																																																															
F.F.	FINISH FLOOR	PNL.	PANEL	WD.	WOOD																																																																																																																																																																																																																																																																																																																																																																																																																																															
FR.	FLASHING	PAR.	PARALLEL	W.L.	WROUGHT IRON																																																																																																																																																																																																																																																																																																																																																																																																																																															
FLG.	FLASHING	PKG.	PARKING																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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<b>SETBACKS:</b>	<b>REQUIRED:</b>	<b>SHOWN:</b>																																																																																																																																																																																																																																																																																																																																																																																																																																																		
FRONT	15 FT	15 FT																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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<b>GOVERNING CODES:</b>	SEE SP-1 GENERAL NOTES FOR COMPLETE LIST.																																																																																																																																																																																																																																																																																																																																																																																																																																																			

DRAWING	COVER
SCALE:	DRAWN: HL
JOB:	SHEET 1
OF 7 SHEETS	<b>C</b>



North  
1/4" = 1'-0"

West  
1/4" = 1'-0"



South  
1/4" = 1'-0"

East  
1/4" = 1'-0"

THIS BUILDING IS SUBJECT TO PROPOSITION D HEIGHT LIMITATIONS. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

SCHEMATIC DESIGN
VARIANCE SUBMITTAL
VARIANCE FULL
VARIANCE TOLERANT
LAJOLLA CITY PLAN 886
LAJOLLA CITY PLAN 886

ADDITION & REMODEL FOR  
MR. & MRS. PHAM



**MARK MITCHELL**  
 ARCHITECTURE & INTERIOR DESIGN  
 4747 MISSION BLVD, SUITE # 2, SAN DIEGO, CA 92108 (619) 574-3878

DRAWING
EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"
DRAWN BY
CHECKED BY
DATE
SHEET
<b>A6.1</b>
OF 7 SHEETS

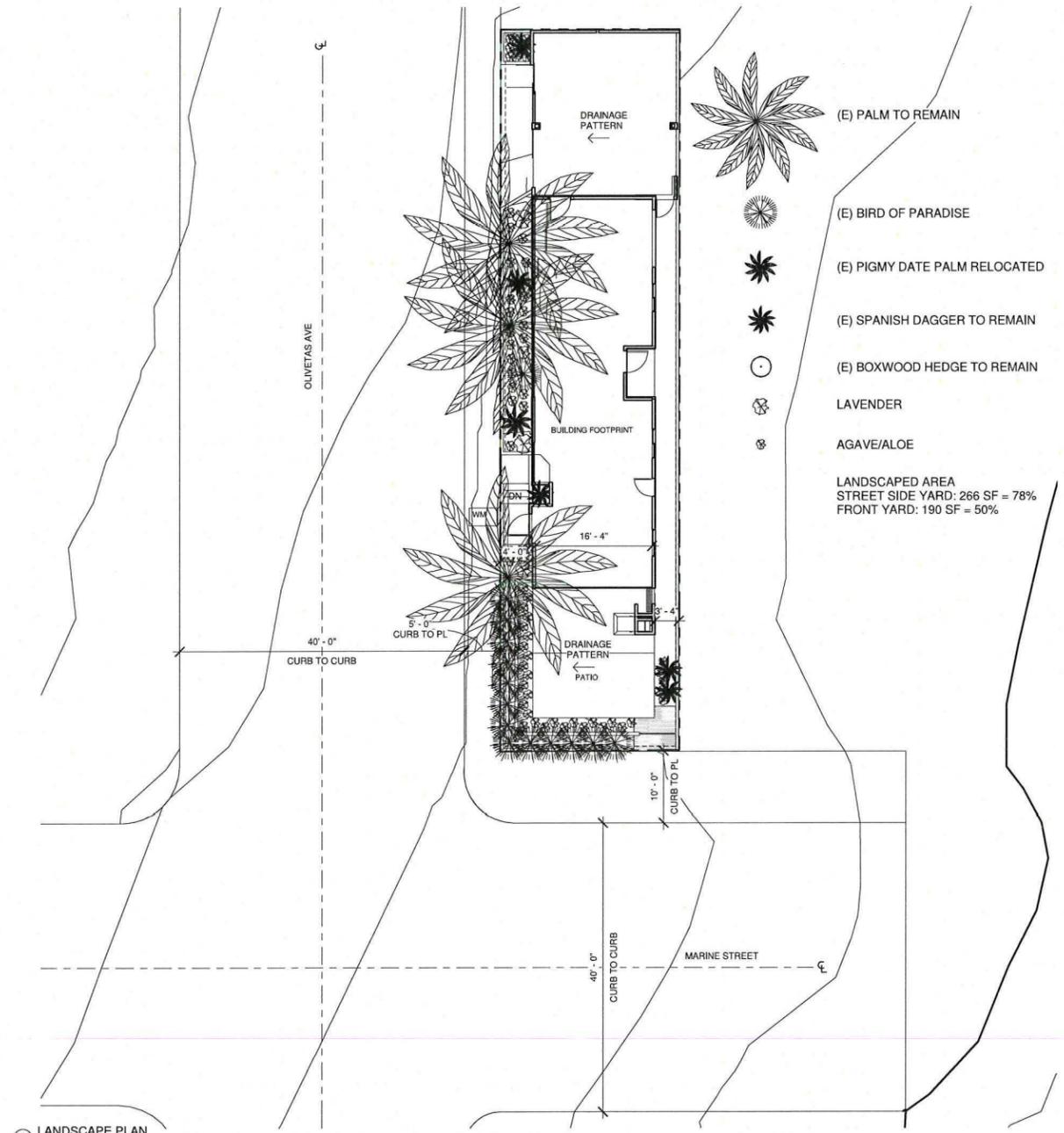
SCHEMATIC DESIGN	04/24/2012
VARIANCE SUBMITTAL	05/16/2012
VARIANCE FULL	06/05/2012
VARIANCE RESUBMIT	10/23/2012
LA JOLLA DPR REVIEW	01/08/2013
LA JOLLA DPR REVIEW	01/15/2013

**ADDITION & REMODEL FOR  
MR. & MRS. PHAM**



**MARK MITCHELL**  
ARCHITECTURE AND PLANNING  
4747 MISSION BLVD., SUITE # 6, SAN DIEGO, CA 92109 (656) 274-5978

DRAWING	LANDSCAPE PLAN
SCALE:	As indicated
DRAWN:	Author
JOB:	
SHEET	<b>A1.2</b>
OF	SHEETS



1 LANDSCAPE PLAN  
1" = 10'-0"

